

021.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,228,700 / 1,228,700

USE VALUE: 1,228,700 / 1,228,700

ASSESSED: 1,228,700 / 1,228,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	ROSS FRANCES M
Owner 2:	BATTUELLO BRIAN V
Owner 3:	

Street 1: 22 SPY POND PKWY

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1: DARDONIS JOYCE P -

Owner 2: -

Street 1: 22 SPY POND PKWY

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,360 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 2448 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10360		Sq. Ft.	Site		0	85.	0.92	2			Water F	30					807,539							807,500

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								14353
								GIS Ref
								GIS Ref
								Insp Date
								12/02/17

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Parcel ID		Prior Id # 1: 14353	
2020	101	FV	421,200	0	10,360.	807,500	1,228,700	1,228,700	Year End Roll	12/18/2019				
2019	101	FV	293,100	0	10,360.	884,300	1,177,400	1,177,400	Year End Roll	1/3/2019				
2018	101	FV	293,100	0	10,360.	562,700	855,800	855,800	Year End Roll	12/20/2017				
2017	101	FV	293,100	0	10,360.	514,500	807,600	807,600	Year End Roll	1/3/2017				
2016	101	FV	293,100	0	10,360.	418,000	711,100	711,100	Year End	1/4/2016				
2015	101	FV	286,300	0	10,360.	418,000	704,300	704,300	Year End Roll	12/11/2014				
2014	101	FV	286,300	0	10,360.	381,000	667,300	667,300	Year End Roll	12/16/2013				
2013	101	FV	286,300	0	10,360.	362,500	648,800	648,800		12/13/2012				

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DARDONIS JOYCE	71245-400	1	6/29/2018		1,300,000	No	No		
MACDONALD WILLI	41312-355		10/29/2003		700,000	No	No		
CEPPI MICHAEL F	28828-255		7/13/1998		420,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/2/2017		TTL REFUSAL							BS			Barbara S
4/13/2009		Meas/Inspect							189			PATRIOT
9/28/1999		Meas/Inspect							256			PATRIOT
7/11/1996									PM			Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:													
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix: 1	Rating: Average							
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID												
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units: 1												
Color: WHITE				Fpl: 1	Rating: Good	Other:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir: k - Kelwyn Manor				WSFlue:	Rating:	Upper:	Rating:	Lvl 2												
GENERAL INFORMATION				CONDO INFORMATION				Lvl 1												
Grade: C+ - Average (+)				Location:				Lower												
Year Blt: 1949		Eff Yr Blt:		Total Units:		Floor:		Totals RMS: 6 BRs: 3 Baths: 1 HB: 1												
Alt LUC:		Alt %:		% Own:		Name:		REMODELING				RES BREAKDOWN								
Jurisdct:		Fact: .		DEPRECIATION		Exterior:		No Unit RMS BRS FL												
Const Mod:		Lump Sum Adj:		Avg Ht/FL: STD		Phys Cond: GD - Good 18. %		1 6 3 M												
Prim Int Wall: 2 - Plaster		Sec Int Wall:		Functional:		Interior:		Additions:												
Sec Int Wall:		Partition: T - Typical		Economic:		Kitchen:		Baths:												
Prim Floors: 3 - Hardwood		Sec Floors:		Special:		Plumbing:		Electric:												
Sec Floors:		Bsmnt Flr: 12 - Concrete		Override:		Heating:		General:				Totals 1 6 3								
CALC SUMMARY				COMPARABLE SALES																
Basic \$ / SQ: 125.00				Rate Parcel ID Typ Date Sale Price																
Size Adj.: 1.27499998																				
Const Adj.: 0.99989998																				
Adj \$ / SQ: 159.359																				
Other Features: 103109																				
Grade Factor: 1.10																				
NBHD Inf: 1.00000000																				
NBHD Mod:																				
LUC Factor: 1.00																				
Adj Total: 516415																				
Depreciation: 96053																				
Depreciated Total: 420362																				
MOBILE HOME				Make:				Serial #:				Year:				Color:				
SPEC FEATURES/YARD ITEMS																				
PARCEL ID 021.0-0002-0003.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101								
96	Whirl Pool	D	S	1	2	A	AV	1990	500.00	T	23.2	101			800		800			
More: N				Total Yard Items:				Total Special Features:				800				Total: 800				